

NORTH SMITHFIELD

SCHOOL BUILDING COMMITTEE

AUGUST 13, 2009

KENDALL DEAN

5:30 p.m.

BOARD MINUTES

Present: David Chamberland, Paul Vadenais, Jane Biron and John Perry. Absent: Scott Majeau, Steven Lindberg, Edward Yazbak and Paul Nordstrom.

Others Present: Ron Fagnoli, David DeQuattro and Robert Ferrari.

The meeting was called to order at 5:35 p.m. Following roll call by Jane Biron the minutes to the July 9, 2009, meeting was reviewed and motion to approve the minutes was made by David Chamberland and seconded by Jane Biron. The committee unanimously approved the motion.

There were no payment invoices.

OLD BUSINESS

1. Financial Update – Paul Vadenais stated that he and Edward Yazbak met to straighten out the remaining balance. They will meet on August 28th with Town Hall to verify requisitions from Gilbane, Briggs, etc. They feel the balance in on the plus side, but Town Hall feels it is between \$50,000 - \$100,000 and the Board members feel it is around \$300,000. The Town has borrowed \$500,000 in permanent financing to be used for the middle school only or school property. The Town Hall will conduct an audit shortly.

2. Punch List – See Gilbane's Report.

3. Well Water Analysis – Gilbane's Report

4. Fire Marshall's Report – The work is in progress. A review of the fire hydrant map and a discussion followed regarding the hydrants in front and back of the high school. A gate valve would cost approximately \$7,000. This is an issue with the Fire Marshall. Bob Desrochers will ask for a waiver for more time to work on this problem. Simplex/Grinnell should have tested the fire system completely. This needs to be done per code. Estimate for testing is \$840. David Chamberland suggested the bill for this test be submitted to the School Department.

NEW BUSINESS

Gilbane's Report – Ron Fagnoli

1. Warranty Walk Through Status

- **The gym floor will be done next week – affected areas only.**
- **Valves are on order.**
- **Speaker will be replaced.**
- **Pavement settling at loading dock - continue to follow up.**
- **Sidewalk – Mr. Fagnoli felt upon inspection the curb did not move. It was tooled that way. If it opens up further Gilbane will take care of it. David Chamberland stated he did not like the looks of the finish. It is too thin. Mr. Desrochers stated he did not have confidence in the repair job. Mr. Chamberland felt that we could wait to see what happens. He asked David DeQuattro and John Perry to investigate the problem. He feels it should be jacked up and redone. Ron Fagnoli asked David DeQuattro to look at it and report back to Gilbane.**
- **Paul Vadenais asked about the oil tank cover being too high. Ron Fagnoli felt it is similar to other tanks. He asked David DeQuattro to look at this also.**

2. Well Water Solution

Bob Ferrari gave a presentation. Samples of the water were taken on

July 16th. It was determined that the water is slightly corrosive – marginally to low. Ten years ago chemicals were added to correct the problem at that time. Today the water is more corrosive. A chemistry is needed to slow this down. Particular chemicals were recommended. He submitted a design drawing and explained the design to the board. Ron Fagnoli asked about the Department of Health. Bob Ferrari explained he meet with Doris Aschman of the Department of Health on Monday and was approved on Wednesday. Mr. Ferrari recommended sealing the tank after a power wash was done. The wash could be done before school starts, but not the sealing. Mr. Fagnoli asked if the job would be weather sensitive – no. Then could it be done at Christmas vacation – not recommended. Mr. Ferrari stated two weeks is basically needed to complete the power wash, replace the fittings, coating, cure and sanity flushing. A recommendation action would be to use a water tanker to start school and then do the work to clean and repair together. Discussion followed regarding the use of a water tanker.

The cleaning of the tank is the responsibility of the board and the supply of a water tank would be the the School Department per Mr. Chamberland. Bob Desrochers asked what the ramification would be if the work was not done now. Mr. Ferrari explained the corrosive steps that are happening now. To maintain the tank and improve the quality of the water, it should be done now. Mr. Desrochers asked if we would get rid of the middle school problem of white scaling (due to sodium) – yes. Mr. Perry asked is there will be training. Mr. Ferrari

explained a manual will be provided and a maintenance recommendation. Ron Fagnoli authorized Mr. Ferrari to go through with Task 2.

3. Block Cleaning – Ron Fagnoli recommended a couple of products to use to clean the blocks. Sealers do help a little. Do not use muriatic acid.

Motion was made to recommend approval of \$1,858 for the purchase of an extra pump was made by David Chamberland and seconded by John Perry. All committee members unanimously approved.

The next meeting will be September 17, 2009.

Motion to adjourn was made by David Chamberland and seconded by John Perry at 6:43 p.m.